



**TEMPE HISTORIC  
PRESERVATION  
COMMISSION**

Ira Bennett, Vice Chair  
Anne Bilsbarrow  
Brad Graham  
Andrea Gregory, Chair  
Charlie Lee  
Brenda Shears  
Scott Solliday  
Korri Turner  
Vacant

**TEMPE HISTORIC  
PRESERVATION  
OFFICE**

Amy Douglass  
Alyssa Gerszewski  
Nathan Hallam  
Wm. "Billy" Kiser  
Alyssa Matter  
Joe Nucci  
Jared Smith  
Mark Vinson

The City of Tempe is a  
Certified Local Government,  
in association with the United  
States Department of the Interior  
/ National Park Service

Tempe Historic  
Preservation Office  
Community Development  
Department  
21 East 6<sup>th</sup> Street, Suite 208  
P.O. Box 5002  
Tempe, AZ 85280

**480.350.8028**  
8579 FAX; 8913TDD



# Tempe Historic Preservation Commission [Tempe HPC] MEETING MINUTES

**Date:** THURSDAY, December 13, 2012

**Location:** Hatton Hall 34 East Seventh Street

**Commissioners Present:** Anne Bilsbarrow, Andrea Gregory, Scott Solliday  
Korri Turner

**Staff Present:** Nathan Hallam, Alyssa Matter, Joe Nucci, Jared  
Smith, Mark Vinson

**Public Present:** Leonard Black, Vic Linoff

**Call to Order:** 6:13 P.M., Andrea Gregory, Chair

**1. Call to Audience**

No reply.

**2. Approval of HPC Minutes 11/01/2012 Tempe HPC meeting**

*MOTION [APPROVED ON CONSENT AGENDA WITH NUCCI  
COMPLETING THE QUORUM]: TO APPROVE MEETING MINUTES  
FROM 11/01/2012 MEETING.*

**3. Public Hearing Historic Eligible Classification**

*PUBLIC HEARING FOR THE HARRINGTON-BIRCHETT HOUSE IS  
CONTINUED TO THE 01/10/2013 MEETING.*

*MOTION [APPROVED ON CONSENT AGENDA WITH NUCCI  
COMPLETING THE QUORUM]: THAT THE HISTORIC PRESERVATION  
COMMISSION CLASSIFY AS HISTORIC ELIGIBLE THE: JOSEPHINE  
FRANKENBERG HOUSE, GONZALES-MARTINEZ HOUSE, SAMUEL C.  
LONG HOUSE.*

**4. Discuss & Consider properties for HE classification on 10/10/2013**

Hallam presents slideshow and discussion of four residential properties in Farmer's Addition, one in Gage Addition, and one in Park Tract. Consideration is given to whether a property lacking sufficient integrity for the National Register of Historic Places should be eligible for HE classification.

**5. Discuss & Consider 2013 Historic Preservation Conference in Mesa**

Linoff: The 2013 Arizona Historic Preservation Conference will be held in Mesa. Two planning meetings have already been conducted. Event planners hope to reinvigorate the conference by involving elected officials, staging a homeowners' exposition, offering continuing education credits for architects, and conducting mobile workshops along the Mesa-Tempe-Phoenix light rail corridor.

**6. Discuss & Consider Tempe General Plan 2040 Update**

Nucci: commissioners should read and comment on General Plan 2030. Hallam: review of 2030 Cultural Resource Areas complete; review of potential 2040 Cultural Resource Areas still underway.

## **7. Hayden Flour Mill + Silos Activities**

Nucci: “Hayden Flour Mill” mobile workshop will be incorporated into 2013 Arizona Historic Preservation Conference schedule of events.

Nucci: HPO has recently participated in a meeting with the Tempe City Manager and Director of Community Development regarding Hayden Flour Mill redevelopment. Rather than issue an unfocused request for proposals, the City hopes to deliberately consider how redevelopment may proceed. City staff is working to arrange a charrette involving a graduate-level architecture students at ASU in which students brainstorm redevelopment strategies.

Gregory: Tempe City Council should acknowledge the level of public interest and concern for Hayden Flour Mill.

Vinson: This classroom charrette, combined with the 2013 conference mobile workshop, may help to galvanize support for sensitive rehabilitation of the Hayden Flour Mill.

## **8. Discuss & Consider Commission/Council Liaison Assignments**

Turner: Met with councilmember and it went well.

Solliday: Rescheduled meeting.

## **9. Discuss and Consider Valley Historic Preservation Commission Coalition**

Gregory: First meeting a success. Some discussion of historic highway signage in the Valley; perhaps Moeur Park would make sense as the place for a highway sign in Tempe.

## **10. Discuss and Consider Graduate Student Intern Program Projects**

Hallam: The pre-1941 survey and inventory continues in Farmer’s Addition; Kirkland-McKinney Ditch NRN successfully passed the Arizona Sites Review Committee, as did Billy Kiser’s NRN for Double Butte Cemetery.

Matter: Tempe City Hall NRN also successfully passed the Arizona Sites Review Committee.

## **11. Discuss and Consider Chair / Staff Updates:**

Continued to 01/10/2013 meeting.

## **12. Current Events / Announcements / Future Agenda Items**

Nucci: Tempe HPF is not meeting in January; HPO Facebook page needs renewed attention.

**Adjourned: 7:55 PM**

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**Andrea Gregory, Chair**

*-minutes scheduled for HPC approval on 01/10/2013*

#### **FREQUENTLY USED ABBREVIATIONS OR ACRONYMS**

- CDD – City of Tempe Community Development Department: Established February 15, 2005, by City Manager Will Manley the CDD consists of six divisions; Economic Development, Housing Services, Redevelopment, Neighborhood Enhancement, Rio Salado/Town Lake, and Special Projects, as well as the Community Design Studio / City Architect. The Tempe Historic Preservation Office is an agency of the Special Projects Division.
  - CLG – Certified Local Government: In 1980, Congress established a framework for local preservation programs through an amendment to the National Historic Preservation Act empowering Arizona cities and counties to become Certified Local Governments (CLGs). Once certified, these entities are eligible for specialized assistance and funds for developing their own local preservation programs and entitled to comment on NR and other SHPO activities within their boundaries. The City of Tempe became a CLG in 1995.
  - DDA – Development & Disposition Agreement: a redevelopment contract between the City and one or more developers or redevelopers specifying terms and conditions for construction or reconstruction.
  - DSD – City of Tempe Development Services Department: dealing with Building Safety, Land Use, Planning and Zoning
  - DRC – City of Tempe Development Review Commission: volunteer board advising Mayor and Council on matters related to the built environment and administration of General Plan 2030 and the Zoning and Development Code.
  - GRIC – Gila River Indian Community: is an alliance of two tribes, the Akimel O'odham (Pima) and the Pee Posh (Maricopa). Established by Executive Order in 1859, the Community covers more than 600 square miles and is the largest indigenous community in the Phoenix metropolitan area. GRIC helps make the Tempe Preservation Graduate Student Intern Program possible through a generous grant of State-Shared Revenue funds.
  - HPF – (see Tempe HPF) Tempe Historic Preservation Foundation
  - HSRC – (Arizona) Historic Sites Review Committee: Arizona's official Arizona and National Register of Historic Places review board. The HSRC meets three times during the year to review National Register nominations and advise the State Historic Preservation Officer on nominations to the State and National Registers.
  - IEBC – International Existing Building Code: adopted by Tempe City Council by Ordinance No. 2005.89 on December 1, 2005, as part of the code body promulgated by the International Code Council, provides means for preservation of existing Tempe building inventory through reasonable and feasible code processes.
  - IRS – Issue Review Session: informal Mayor and Council public meeting where members of the public may come forward and talk with City Council during the “Call to the Audience” prior to regular Council meetings.
  - NPS – National Park Service: the City of Tempe is a Certified Local Government through an inter-governmental agreement with the United States Department of the Interior National Park Service and the Arizona State Historic Preservation Office.
  - NRN – National Register Nomination: An application to list a property on the National Register of Historic Places is reviewed by the SHPO and then by the Arizona Historic Sites Review Committee (Sites) before formal application is made to the Keeper of the National Register in Washington DC.
  - PAD – Planned Area Development: site plan overlay to define development standards for a specific project.
  - SHPO – State Historic Preservation Office: a division of Arizona State Parks, responsible for the identification, evaluation, and protection of Arizona's prehistoric and historic cultural resources; established by the National Historic Preservation Act of 1966.
  - SRP-MIC – Salt River Pima-Maricopa Indian Community: created by Executive Order on June 14, 1879 by President Rutherford B. Hayes, the Salt River Pima-Maricopa Indian Community (SRPMIC) is located in Maricopa County, aside the boundaries of Mesa, Tempe, Scottsdale, Fountain Hills and metropolitan Phoenix.
  - Tempe HPC – Tempe Historic Preservation Commission: Created by Ordinance 95.35, adopted November 9, 1995. Members serve three year terms with the exception of the initial appointments; charged with administering the Tempe Historic Preservation Ordinance and Plan, as well as advising Mayor / Council on all matters related to historic preservation
  - Tempe HPF – Tempe Historic Preservation Foundation: A private nonprofit corporation established in 2005, Mission Statement 02.02.06 “The Foundation advocates preserving Tempe’s at-risk historic properties and supporting worthy preservation projects through education, community participation, and fundraising.”
  - Tempe HPO – Tempe Historic Preservation Office: Responsible for the identification and conservation of Tempe’s prehistoric and historic cultural resources, the Office uses Federal, state, and city funding for the historic preservation program and assists owners of historic properties with grant applications, property maintenance, and preservation activities; provides staff support to the Tempe HPC.
  - THM – Tempe Historical Museum: Located at 809 E. Southern Avenue in Tempe, the Tempe Historical Museum is a center where the community comes together to celebrate Tempe's past and ponder the future. Permanent and changing exhibits, educational programs, and research projects generally focus on some aspect of Tempe's history within the context of state and national events.
  - TOD – Tempe Transportation Overlay District: placed to encourage appropriate land development and redevelopment consistent with and complementary to the community’s focused investment in transit, bicycle, and pedestrian infrastructure in certain geographic areas of the City; typically in association with the light rail.
- ZDC – Zoning & Development Code: Adopted by Mayor and Council on January 20, 2005, effective February 22, 2005, the ZDC implements Tempe General Plan 2030 by encouraging creative development of the built environment in order to build a community that promotes the livability and uniqueness of Tempe; establishes zoning districts and development.